



National Brownfields Assessment Pilot

Trenton, NJ

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

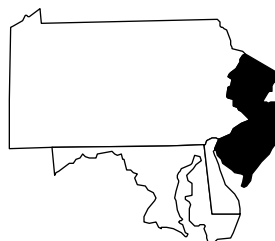
EPA selected the City of Trenton for a Brownfields Pilot. Trenton, a city of 89,000 people located in central New Jersey, was a prominent 19th-century manufacturing center. Initially producing flour and steel, the City later attracted manufacturers of other products such as paper, wood, cotton, bricks, and pottery. As its manufacturing industry declined, Trenton was left with a host of abandoned industrial buildings that pose potential environmental threats.

Trenton has formed a partnership with a private, non-profit community redevelopment organization, Isles Inc., and has established working relationships with the New Jersey Department of Environmental Protection (NJDEP), the New Jersey Institute of Technology (NJIT), Rutgers University, and local community development corporations to address these issues.

OBJECTIVES

The objectives of Trenton's brownfields effort are to identify the problems, opportunities, and resources of Trenton's brownfields sites. This will be accomplished by integrating environmental, technical, and financial resources to develop a comprehensive strategy for site assessment, cleanup, and reuse. The Pilot intends to emphasize community training, education,

PILOT SNAPSHOT



Trenton, New Jersey

Date of Award:
September 1995

Amount: \$200,000

Site Profile: The Pilot targets more than 600 acres of potential brownfields within Trenton's Urban Enterprise Zone.

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and outreach to involve low-income, minority citizens in its brownfields effort.

Trenton plans to foster an accelerated process of moving vacant/abandoned brownfields sites to community assets. The Brownfields Environmental Solutions for Trenton (BEST) Advisory Council will be used to evaluate the program.

ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Begun environmental investigations at 15 abandoned industrial sites, and completed Preliminary Assessment/Site Inspection (PA/SI) activities on the first four sites; and
- Created the Brownfields Environmental Solution for Trenton (BEST) Advisory Council, consisting of area professionals, to advise the City and its partners on redevelopment issues.

The Pilot is:

- Undertaking further intensive community outreach efforts in neighborhoods affected by brownfields, as in the case of the Magic Marker Plant, the City's largest brownfields site. With the help of community members, in-home presentations and education workshops at Rutgers University have been held;
- Planning cleanup and reuse of one site as part of the development of a revolving funding mechanism for the cleanup of brownfield sites;
- Performing environmentally-related market analyses to identify industries suitable for brownfields initiatives; and
- Forming an Eco-Industrial Roundtable Discussion group for the Eco-Industrial program in Trenton.

LEVERAGING OTHER ACTIVITIES

Experience with the Trenton Pilot has been a catalyst for related activities including the following.

- Conducted cleanup, with the help of public and private dollars, and preparing several properties at the Crane site for redevelopment. A 12,000-square foot manufacturing plant is being constructed that will produce upscale candles. In addition, a turkey processing plant will begin construction shortly. A slaughterhouse will also be built within the next few years. The development of two more facilities is currently in the planning process. With these potential developments in place, this future reuse of the property is expected to result in several hundred new jobs, primarily construction, assembly line, foremen, and management jobs.
- The former Champlale Warehouse will be converted into a food processing plant, with a retail outlet and cafe, and the Reservoir Street Site will be developed into an affordable housing project.
- Working with Mercer County Community College and the Department of Environmental Protection to explore the potential for "green" job opportunities.
- Partnerships with organizations such as Rutgers Center for Environmental Communication, NJDEP, and NJIT will provide the opportunity for the evaluation of the success of project initiatives.